



**City Council
Pre-Agenda/Regular Meeting Minutes
Tuesday
May 14, 2019
Trinity City Hall Annex**

Members Present: Mayor Pro-Tem Don Payne; Council members: Tommy Johnson, Jack Carico, and Steve Lawing.

Others Present: City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; Planning Director, Marc Allred; City Clerk, Annette de Ruyter; Finance Officer, Lisa Beam; Public Works Director, Jonathan Cranford; Deputy, Kyle Cox and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Pro-Tem Payne called the Meeting to order at 6:00 pm and welcomed everyone.

Mayor Pro-Tem took a moment to have some reflections on our late Mayor Jesse Hill. He was a warrior for the City of Trinity. He always listened to what anyone had to say and was very respectful with responses. Manager Hinson shared with those present what Mayor Jesse Hill meant to her, staff and the residents. After a moment of silence, Mayor Pro-Tem continued with the meeting.

- **Pledge of Allegiance and Invocation**

Mayor Pro-Tem Payne led the Pledge of Allegiance and Invocation.

- **Review, amend if needed, and approve Proposed Regular Meeting Agenda**

Mayor Pro-Tem Payne called for changes or amendments to the agenda.

Hearing none, *a motion was made by Council member Johnson to approve the Agenda as presented. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays.*

I. Standing Report

A. Update on Subdivisions

10 Federal Self-Storage

- ▶ Passed Zoning and Stormwater compliance on April 29, 2019. Plan on opening week of May 6 – 10th.
- ▶ 219 climate-controlled units. Range from 5' x 5' to 10' x 25'.
- ▶ 72 parking spots for RVs and boats.
- ▶ Could park tractors, could not park trailers.
- ▶ Located at 12004 Trinity Rd.

Harvest Builders (Townhomes)

- ▶ Original group has decided to sell the property and plans.
- ▶ 1st phase had begun grading but was never finished.
- ▶ I have spoken with Harvest Builders and a potential buyer and both were concerned about private sewer. The cost for HOA fees to maintain sewer was more than what both groups find comfortable. Private sewer was required due to private roads which were required due to home setbacks.
- ▶ Inquiring to know if council would be interested in modifying front setbacks for townhomes to do away with private streets and sewer for future townhome development.

After review by Mr. Allred, there was discussion among Council members and Mr. Allred concerning the current setbacks required of 30 feet and the problems that this created concerning sewer utility services. The current setbacks do not allow room for sewer on the right of way and requires that sewer be placed in the street instead of the side public right of way. The streets will remain private. This creates a problem with public services on private streets.

Options for the City were discussed and the following items were included:

- ▶ Modify setbacks for public street and sewer. Developer would need to resubmit plans.
- ▶ If setbacks were changed, would the streets become public, as well as utility services and be maintained by the City.
- ▶ If the street and sewer remain private will the Homeowners Association be responsible for maintenance.
- ▶ After further discussion, it was determined that several items needed to be considered prior to any changes.

Cottages at Piper Village

- ▶ Developer is currently removing trees and selling them to a sawmill.
- ▶ Is currently waiting on contractor to bore underneath Mendenhall Rd. Extension so that it can connect to sewer system.

Chuck Grubb Subdivision

- ▶ Started on entrance road from Colonial Circle.

Bellwood Subdivision

Infrastructure is completed for Phase 2

Steeplegate Village

- ▶ Currently has graded road and working on lots between road and Steeplegate Subdivision.
- ▶ Drained pond to help with natural springs that have popped up.
- ▶ Stabilized western portions of property along Little Uwharrie River.

Regular Meeting Begins Here:

II. Public Comment Period

Mayor Pro-Tem Payne opened the Public Comment and called on those who had signed in and wished to speak during Public Comment to please come forth.

With no one speaking, Mayor Pro-Tem Payne continued to the next item listed on the agenda.

III. Consideration of Consent Agenda: These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the Minutes for the March 12, 2019 City Council Meeting Minutes.

Mayor Pro-Tem Payne opened this Item and called for discussion, changes, and or motion.

A motion was made by Council member Carico to approve the minutes as presented. The motion was seconded by Council member Lawing and approved with a vote of 4 ayes and 0 nays.

2. Approve LGC Contract to allow Gibson and Company to complete Audit for City of Trinity 2018-2019 fiscal years.

Mayor Pro-Tem Payne opened this Item and City Manager Hinson shared with Council the City must provide a Contract to Audit on an annual basis to the Local Government Commission. This is a procedural contract only and is required by the Local Government Commission annually.

A motion was made by Council member Johnson to approve the LGC Contract. The motion was seconded by Council member Carico and approved unanimously with a vote of 4 ayes and 0 nays.

IV. Public Hearings

3. Randolph County EDC

Mayor Pro-Tem Payne opened this Item and called on Kevin Franklin.

Kevin Franklin, Interim President with the Randolph County Economic Development Corporation thanked Council members for the long-term relationship with the City of Trinity. Mr. Franklin presented the annual report for the Randolph County EDC at an earlier meeting and with no other business to discuss he formally requested consideration for funding in the Annual 2019- 2020 City Budget for Randolph County EDC.

4. Annual Report and Briefing from Randolph County Animal Control to Include Contractual Charges for Animal Control for 2019-2020 Budget Consideration.

Mayor Pro-Tem Payne opened this Item and called Susan Hayes from Randolph County Health Department for presentation.

Ms. Hayes gave a brief review concerning the Animal Control process in Randolph County. She introduced Wesley Van who briefed Council with an update on the number of calls that were answered for the City of Trinity. There were 128 calls in 2018 with 91 animals being impounded.

Ms. Hayes shared with Council that there was an increase in the yearly contract for Animal Control. The increases are a result of the costs of employee benefits.

The cost for the Animal Control Contract for the year 2019-2020 will be \$18847.00.

This Contract Renewal will be considered during Budget review.

5. Contract Renewal for 2019-2020 Annual Fire Inspections

Mayor Pro-Tem Payne opened this Item and called on Brian Causey for presentation.

Mr. Causey updated the Council on the Fire Inspection report.

- 173 inspected businesses and buildings in Trinity City limits
- 2018 Completed Inspections- 165
- Inspection Activities Completed-180

School inspections are performed twice a year, per code. There are four school inspections at this time; which account for a total of eight inspections per year.

Fire Inspections are now scheduled January through December rather than on a fiscal year schedule.

This Contract Renewal in the amount of \$10,120.00 will be considered during Budget review.

6. Rezoning of PIN # 6797846762 from R-40 to R-20.

Mayor Pro-Tem Payne opened this Item and called on Planning Director, Marc Allred for presentation.

- This property is currently zoned R-40. The owner is requesting to rezone the property to R-20. This rezoning will allow property owner to build two homes on this parcel.
- Land Use for this parcel is mixed with surrounding Land Use
- North- Vacant
- South- Vacant
- East- Single Family Residential
- West- Single Family Residential.
- R-20is allowed in this district
- Water and Sewer are available
- 0.93 Acres

Mr. Allred advised Council that Planning and Zoning recommends rezoning for this request.

Mayor Pro-Tem Payne opened the Public Hearing at 6:43 pm.

Speaking For:

Gary Kersey-7235 Trotters Run, - Mr. Kersey discussed his desire to rezone the property to allow him to build 2 homes on this parcel.

Speaking Against:

None

Mayor Pro-Tem Payne closed the Public Hearing at 6:48 pm.

After discussion, *a motion was made by Council member Carico to rezone as presented. The rezoning is compliant with the Land Use Consistency Plan and the size of the property will be in harmony with the neighborhood. The motion was seconded by Council member Johnson and approved with a vote of 4 ayes and 0 nays.*

V. **New Business**

7. **Finch Farm Widening Utility Preliminary Engineering Agreement**

Mayor Pro-Tem Payne opened this Item and called on Randy McNeill for discussion.

Mr. McNeill discussed with Council, in April 2018 a proposal was submitted to assist the City of Trinity with necessary sewer system location analysis and relocation with the widening

8. **Closed Session pursuant to NCGS 143-318.11(a)(3)**

VI. **Code Enforcement Report and Permits Report**

Mayor Pro-Tem Payne opened this Item and called on Planning Director Marc Allred for presentation.

Mr. Allred reported there were 21 cases open and 14 cases closed. This is the season for grass growing so complaints will increase.

VII. **Business from City Manager and Staff**

City Clerk, Annette de Ruyter reported the following:

- Infrastructure Meeting has been cancelled
- Jacob Carroll pick up will be June 7, 2019
- City Hall will be closed for Memorial Day on May 27, 2019
- Blessing of the Badges will be held on Wednesday May 15, 2019 at the Randolph County Sheriff's Office.

Planning Director Allred asked Council for a Liaison for the Planning and Zoning Board.

VIII. **Business from Mayor and Council**

Council member Johnson made a motion to appoint Bob Hicks for Ward 1. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays.

IX. **Adjournment**

A motion was made by Council member Lawing to adjourn the May 14, 2019 meeting at 7:44 p.m. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays.